RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20150092248 DEEDWARR
Recvd: 10/29/15 12:25 2 pgs
Fees:13.00 Taxes:2627.00
20151029-0110158

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF October 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV 3 2015

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A. Rye and Sonja T. Rye	SAME	
(NAME) 1505 Clifton Lane	(NAME)	117-12-L 2.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RMN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON A. RYE AND SONJA T. RYE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of 1503 Clifton Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1503 Clifton Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140818-0074285, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1503 Clifton Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140818-0074285, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to RMN Properties, LLC by deed dated July 8, 2014 from Endure Dev LLC, of record in Instrument No. 20140710-0060752, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; all matters appearing on the plan of record in Book 5210, Page 292, said Register's Office; Restrictive Covenants of record in Instrument No. 20140818-0074285, said Register's Office; and Charter of record in Instrument No. 20140827-0077980, said Register's Office.

This is ~~unimproved~~ improved x property, known as 1505 Clifton Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of October, 2015.

RMN PROPERTIES, LLC

BY: _____

RICHARD MARK NORTON, CHIEF MANAGER

STATE OF Missouri
COUNTY OF Jasper

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Richard Mark Norton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of RMN Properties, LLC the within named bargainor, a limited liability company and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Joplin, Missouri this 20th day of October, 2015.

Commission expires: March 23, 2018

Adina Hadley
Notary Public

ADINA HADLEY
Notary Public-Notary Seal
State of Missouri, Jasper County
Commission # 14596265
My Commission Expires Mar 23, 2018